

Peter Clarke



5 Hawkins Way, Newbold on Stour, CV37 8FG

- Detached Property Built by Lion Court Homes in 2019
- Three Double Bedrooms, En Suite & Bathroom
- Dual Aspect Sitting Room
- Kitchen/Dining Room with Integrated Appliances
- Utility Room & Ground Floor Cloakroom
- South Facing Rear Garden
- Garage & Off Road Parking



£465,000

A detached three bedroom property built by Lion Court Homes in 2019. The property is well presented and spacious with a high quality finish including oak interior doors, Amtico flooring, integrated appliances and is on a south facing corner plot which is not overlooked. A garage and driveway provide off road parking. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The entrance hall has stairs leading to the first floor, a cloakroom and doors leading to the sitting room and kitchen/dining room. The kitchen has a range of ivory gloss fronted, base, wall and drawer units with work surfaces over. Integrated appliances include double eye level oven, five burner gas hob with extractor above, dish washer and fridge/freezer. Double doors lead out to the rear garden. The utility room has storage, space and plumbing for washing machine, wall mounted gas boiler and under stairs storage cupboard. To the first floor the main bedroom is dual aspect and has a dressing area with fitted wardrobes which is currently used as a study and leads onto the en-suite shower room. There are two further double bedrooms and a bathroom. The rear garden has a patio area, established borders and a lawn with walled and fenced boundary and gate giving access to the front of the property. There is a driveway and detached garage providing off road parking.

GENERAL INFORMATION

TENURE The property is understood to be freehold. There is understood to be a management charge of £300 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

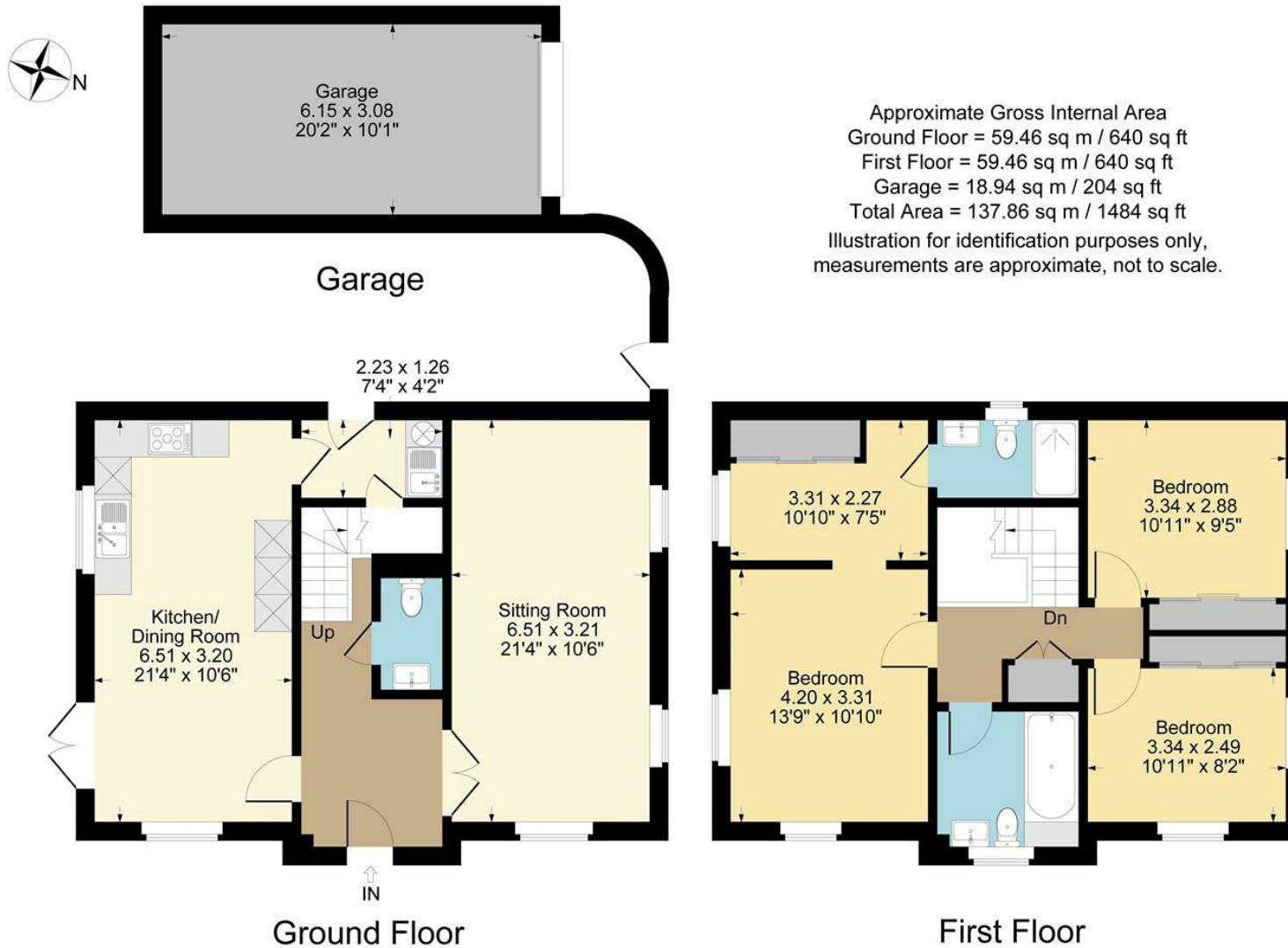
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.



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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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